

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Preliminary Plat #01015 - Thompson Creek **DATE:** January 9, 2002
Special Permit #1930
Use Permit #141
Change of Zone #3338
Change of Zone #3339

<u>PROPOSAL:</u>	Change of Zone #3338	AG to R-3
	Change of Zone #3339	AG to O-3
	Preliminary Plat #01015	283 residential and 2 office lots
	Special Permit #1930	312 assigned units; 40 unassigned
	Use Permit #141	69,000 sq. ft. of office
		live/work dwellings

WAIVER REQUESTS: see attached

LAND AREA: Preliminary Plat - 78.153 acres, more or less
Use Permit - 7.156 acres, more or less
Special Permit - 70.997 acres more or less

CONCLUSION: With revisions the preliminary plat, use permit, and community unit plan generally conform to the Land Subdivision Ordinance, City of Lincoln Design Standards and the Zoning Ordinance.

This proposal contains a number of positive aspects, including lanes to the rear of some residential units, live/work dwellings, and a mixture of housing types.

RECOMMENDATION:	Change of Zone #3338	Approval
	Change of Zone #3339	Approval
	Preliminary Plat #01015	Conditional Approval
	Special Permit #1930	Conditional Approval
	Use Permit #141	Conditional Approval

LOCATION: Generally located east of S. 56th Street and Union Hill Road

APPLICANT: Thompson Creek, L.L.C.

Hampton Development Services, Inc.
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402) 434-5650

OWNERS: Thompson Creek, L.L.C.

CONTACT: Robert L. Dean
Engineering Design Consultants
630 N. Cotner Blvd - Suite 105
Lincoln, NE 68505

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG	Campbell's Garden Center and plant nursery
South:	AG	L.E.S. transmission lines and fields
East:	AG	Agricultural
West:	R-3	Residential

ASSOCIATED APPLICATIONS: Annexation #01007

HISTORY: This area was converted from A-A Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The area is shown as Urban Residential in the Southeast Lincoln/Highway 2 Subarea Plan.

The Plan designates the southeast corner of S. 56th Street and Pine Lake Road as an Urban Village.

The subarea plan designated this land as Phase II - *areas designated for near term development will be contiguous to existing or planned development but lacking one or more major items of infrastructure, such as arterial road, park or trunk sewer.* (p 197)

The Comprehensive Plan indicates several goals for future urban residential areas, one of which indicates:

“Encourage efficient use of urban areas by providing for high density residential uses as an integral part of major, planned commercial and residential developments.” (Page 44)

“Increase ownership opportunities for households of different sizes and income levels.” (page 44)

UTILITIES: Not currently available. The annexation agreement will specify cost responsibilities for the infrastructure.

TOPOGRAPHY: Sloping from the east and west edges of the property to a channel in towards the center.

TRAFFIC ANALYSIS: S. 56th Street is classified as an arterial street; it is a public way corridor in the Comprehensive Plan.

PUBLIC SERVICE: Currently served by Southeast Rural Fire District and County Sheriff. Upon annexation, City Fire and Police will provide service.

ENVIRONMENTAL CONCERNS: Preservation of the drainage channel and existing topography

AESTHETIC CONSIDERATIONS: Preservation of existing tree masses

ANALYSIS:

1. These applications propose a mixture of office, single family housing, two family housing, multi-family housing, and live/work townhouses.
2. The ordinance states the purpose of the Community Unit Plan is "to encourage the creative design of new living areas... and in order to permit such creative design in buildings, open space, and their interrelationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods."
3. The proposed development generally meets the intent of the ordinance.
4. The live/work townhouses on the north side of Billings Drive should be rearranged to face each other rather than lining one side of the street. Outside employees are not permitted in the R-3 zoning district, so the townhouse area should be zoned O-3 and included with the use permit. If the live/work concept is not developed, that area should revert to R-3 zoning and uses. The parking requirement for the office uses can be waived; the residents will use the rear-entry garages and any clients would use the on

street parking along Billings Drive. The open space requirement for dwellings in the O-3 district can be satisfied by the close proximity to the mini park and the wooded drainage way between blocks 9 and 21. Some of the requirement could be met through balconies and rooftop space, but the applicant has not provided specific designs for the structures.

5. The residential alleys are too wide. The Subdivision Ordinance requires 20 feet of right-of-way for alleys, but not all of that needs to be paved. The residential alleys in Vavrina Meadows 1st Addition are 16 feet wide, for example.
6. The alley in Block 5 is approximately 900 feet long. There should be a break somewhere near Lots 10, 11, 39 and 40. This will facilitate access to the houses at the center of the block. The corner lots appear wide enough to accommodate 20 feet of north south alley. The cost of constructing the additional alleys can be offset by providing narrower alley widths.
7. Thompson Creek Boulevard is a long, wide fairly straight street which will encourage speeding. The right of way east of Greycliff Drive should be reduced to 60 feet and the pavement width reduced to 27 feet. The width reduction saves the developer the cost for 22,800 square feet of concrete.
8. Greycliff Drive does not exceed block length maximums within this subdivision, but the presence of the L.E.S. transmission line easements to the south means that the street will exceed maximum block length once the area develops. Providing a street connection from Union Hill to Garrison Drive promotes better circulation now and in the future. The street connection would require approximately 6,750 square feet of concrete - a fair trade for the 22,800 square feet of concrete no longer required on Thompson Creek Boulevard.
9. The request to exceed the maximum height in the R-3 district will allow parking to be built on the ground level of the apartment buildings adjacent to Union Hill road.
10. The proposed sanitary sewer does not meet maximum depth design standards. Public Works & Utilities notes that having downstream property that has not constructed sanitary sewer is not sufficient justification for waiving the design standards. The development of the western portion of this plat should not occur until an outlet sewer is constructed in the natural drainage basin.
11. The lots adjacent to Detention Cell 1 would be flooded by the 100 year ponding elevation. This must be corrected.

12. Bottom treatment of the open ditches is necessary in areas not covered by the permanent pool.
13. The applicant has not provided calculations which show the post development flows matching the Beal Slough master plan.
14. Public Works & Utilities notes that the right angle parking, with its limited sight distance and proximity to a horizontal curve, creates potential conflicts with traffic. The townhouse area along Billings Drive must be revised so that there is sufficient room within the right-of-way for a sidewalk as well. If the 45 right angle parking stalls were removed, Billings Drive would permit approximately 27 spots for parallel parking on the north and 22 spots on the south (assuming 20 feet per parking spot). The proposed right angle parking might provide more convenience and parking stalls for drivers accustomed to standard office and commercial developments, but it carries a reduction in traffic safety.
15. The applicant has requested the following yards:

Single family		
	Front	Building structure/porches - 15 ft. Side loaded garage - 15 ft. Front loaded garage - 20 ft.
	Side	Porches, decks, accessory buildings and detached garages - 0 ft. Main structure - 5 ft.
	Rear	Smaller of 30 ft. or 20% of depth
Two family	Front	Building structure/porches - 10 ft. Side loaded garage - 10 ft. Front loaded garage - 20 ft.
	Side	Porches, decks, accessory buildings and detached garages - 0 ft. Main structure - 3 ft.
	Rear	With alley - 10 ft. Without alley - smaller of 30 ft. or 20% of depth
Townhouses	Front	15 ft.
	Side	5 ft.

	Rear	Building - smaller of 30 ft. or 20% of depth Garage - 20 ft.
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The proposed yards permit additional building mass on relatively small lots. Since single family houses can be placed on any two family lot per Note 26, the two housing types should have the same setback requirement. It would also be preferable for side loaded garages to have the same 15 ft. setback on both single- and two-family lots. Note 40 states that buildings must conform to building and life safety code requirements. If the yard waivers are approved as proposed, there may be situations where building and life safety codes disallow building plans that appear to be permitted by these waivers. Previous community unit plans such as Fallbrook and Vavrina Meadows 1st Addition have granted generic setback waivers, with the specifics to be determined through an administrative amendment. Such a course is appropriate here.

16. The Parks & Recreation Department requires a detailed plan of the playground space, including a scale and review of safety issues.
17. The applicant had not initially requested that unused density be allocated to "unassigned units." Doing so will permit minor changes, such as converting a corner single family house into a two-family house, without council action.

CONDITIONS:

CHANGE OF ZONE #3338:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office, the change of zone will be scheduled on the City Council's agenda:

- 1.1 Revise the legal description to exclude the proposed live/work units.

CHANGE OF ZONE #3339:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office, the change of zone will be scheduled on the City Council's agenda:

- 1.1 Revise the legal description to include the proposed live/work units.

PRELIMINARY PLAT:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Easements requested by L.E.S.
 - 1.1.2 Delete Note 30, which is redundant.
 - 1.1.3 Revise Note 14, the site plan, and the Thompson Creek Boulevard cross section to show 60 ft. of right-of-way and 27 ft. pavement width east of Greycliff Drive.
 - 1.1.4 Change the name Trego Drive to a street which will not cause confusion with Trago Park, which is on the other side of the city.
 - 1.1.5 Change the street name "Red Cliff Circle" to something that will not be confused with Red Deer Circle, Red Tail Circle, etc.
 - 1.1.6 Sign the Surveyor's Certificate.
 - 1.1.7 Remove Outlot labels E, F, G and H. These lots may be shown on the preliminary plat, but they may not be final platted.
 - 1.1.8 Revise the street tree for S. 56th Street to 'Flame' Amur Maple (Acer ginnala 'Flame').
 - 1.1.9 Show the placement of street trees, street lighting, and sidewalks in the street cross sections.
 - 1.1.10 Revise the sewers so that they do not exceed maximum depth.
 - 1.1.11 Add a note to the site plan stating that construction of the western portion of the development shall not occur until an outlet sewer is constructed in the natural drainage basin.

- 1.1.12 Revise the grading and drainage plan so that it is satisfactory to Public Works & Utilities.
- 1.1.13 Provide traffic generation information including turning movements for Thompson Creek Boulevard and Union Hill Road.
- 1.1.14 Remove the 90 degree parking from Billings Drive and widen the street to local commercial standards where it abuts the live/work units.

2. The City Council approves associated request:

- 2.1 Annexation #01007
- 2.2 Change of Zone #3338
- 2.3 Change of Zone #3339
- 2.4 Special Permit #1930
- 2.5 Use Permit #141
- 2.6 An exception to the design standards to permit intersection platforms as shown on the plans.
- 2.7 A modification to the requirements of the land subdivision ordinance to permit residential lots which exceed the 3:1 depth to width ratio and to allow lot lines which are not perpendicular to the right-of-way.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 3.2.1 To submit to the Director of Public Works an erosion control plan.
- 3.2.2 To protect the remaining trees on the site during construction and development.
- 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
- 3.2.5 To continuously and regularly maintain street trees along S. 56th Street and landscape screens.
- 3.2.6 To complete the private improvements shown on the preliminary plat and community unit plan.
- 3.2.7 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.2.9 To relinquish the right of direct vehicular access from Block 1, Lot 9; Block 2, Lots 1 and 2; and Outlot D to S. 56th Street.
- 3.2.10 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.13 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

SPECIAL PERMIT (COMMUNITY UNIT PLAN):

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:

- 1.1.1 Dimensions for the multiple family dwellings.
 - 1.1.2 Provide detailed plan for the playground space, including scale.
 - 1.1.3 Reduce the alley paving width. 20 feet may be appropriate for the portions of the plat where residences and commercial uses share alleys, but other residential subdivisions feature narrower alleys (16 feet in Vavrina Meadows, for example).
 - 1.1.4 Locate the playground on the site plan.
 - 1.1.5 Remove the 10' setback label north of the townhouse lots. It contradicts the notes regarding yards.
 - 1.1.6 Add a north-south alley between Lots 39 and 40, Block 5. This will better serve the lots at the center of the block.
 - 1.1.7 Revise the area of the C.U.P. to exclude the proposed live/work units.
 - 1.1.8 Connect Union Hill Road from Greycliff Drive to Garrison Drive.
 - 1.1.9 Revise Note 25 to state that setbacks will be determined through a future administrative amendment.
 - 1.1.10 Revise the second sentence in Note 38 to read "Signs shall be permitted and located in accordance with the City of Lincoln sign code.
2. This approval permits 352 dwelling units and waives required lot area for single family dwellings, waives lot width requirements; permits multiple family dwellings with a height of 40 feet; and waives front, side and rear setbacks;
- and the City Council approves associated request:
- 2.1 Annexation #01007
 - 2.2 Change of Zone #3338
 - 2.3 Change of Zone #3339
 - 2.4 Use Permit #141

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

USE PERMIT:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
 - 1.1.1 Dimensions for the office buildings and their setbacks.
 - 1.1.2 Revise the area of the Use Permit to include the proposed live/work units.
 - 1.1.3 Remove the Planning Commission Approval block from sheet 1 of 4.
 - 1.1.4 Shade or cross hatch the right-of-way that is to be dedicated along S. 56th Street.
 - 1.1.5 In the parking table, revised the provided stalls for Lot 1, Block 3 to 50.
 - 1.1.6 Remove "space" from the label for Outlot D.
 - 1.1.7 Remove the parking stall from the front yard on Block 3, Lot 1.
 - 1.1.8 Move the "trees to be removed" cross-hatching to the landscape plan.
 - 1.1.9 Dimension the lots.
 - 1.1.10 Revise the parking lot design in Block 2, Lot 2 so that there is more green space and fewer drives (remove the driving aisle and two parking stalls next to the "Block 2, Lot 2" label).
 - 1.1.11 On the grading/drainage plan, indicate that contours are NAVD 1988.
 - 1.1.12 Provide screening for the parking stalls adjacent to Trego Drive in Block 3, Lot 1.
 - 1.1.13 Replace conifers in parking lot islands with deciduous trees.

2. This approval permits 69,000 square feet of office and 21 dwelling units, with setback adjustments, reduction in required parking for the live/work units, and a reduction in the required open space for dwellings.

and the City Council approves associated request:

- 2.1 Annexation #01007
- 2.2 Change of Zone #3338
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- 2.4 Special Permit #1930

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Prepared by:

Jason Reynolds
Planner

WAIVER REQUESTS AND RECOMMENDATIONS:

PRELIMINARY PLAT:

- | | |
|---|----------|
| • depth to width ratios | APPROVAL |
| • intersection platforms | APPROVAL |
| • sanitary sewer depth to 22 feet | DENIAL |
| • lot lines perpendicular to right-of-way | APPROVAL |

SPECIAL PERMIT:

- | | |
|--|----------|
| • lot area | APPROVAL |
| • setbacks | APPROVAL |
| • lot width for single family | APPROVAL |
| • maximum height for apartment buildings | APPROVAL |

USE PERMIT:

- | | |
|-------------------------------------|----------|
| • setbacks | APPROVAL |
| • required parking | APPROVAL |
| • required open space for dwellings | APPROVAL |

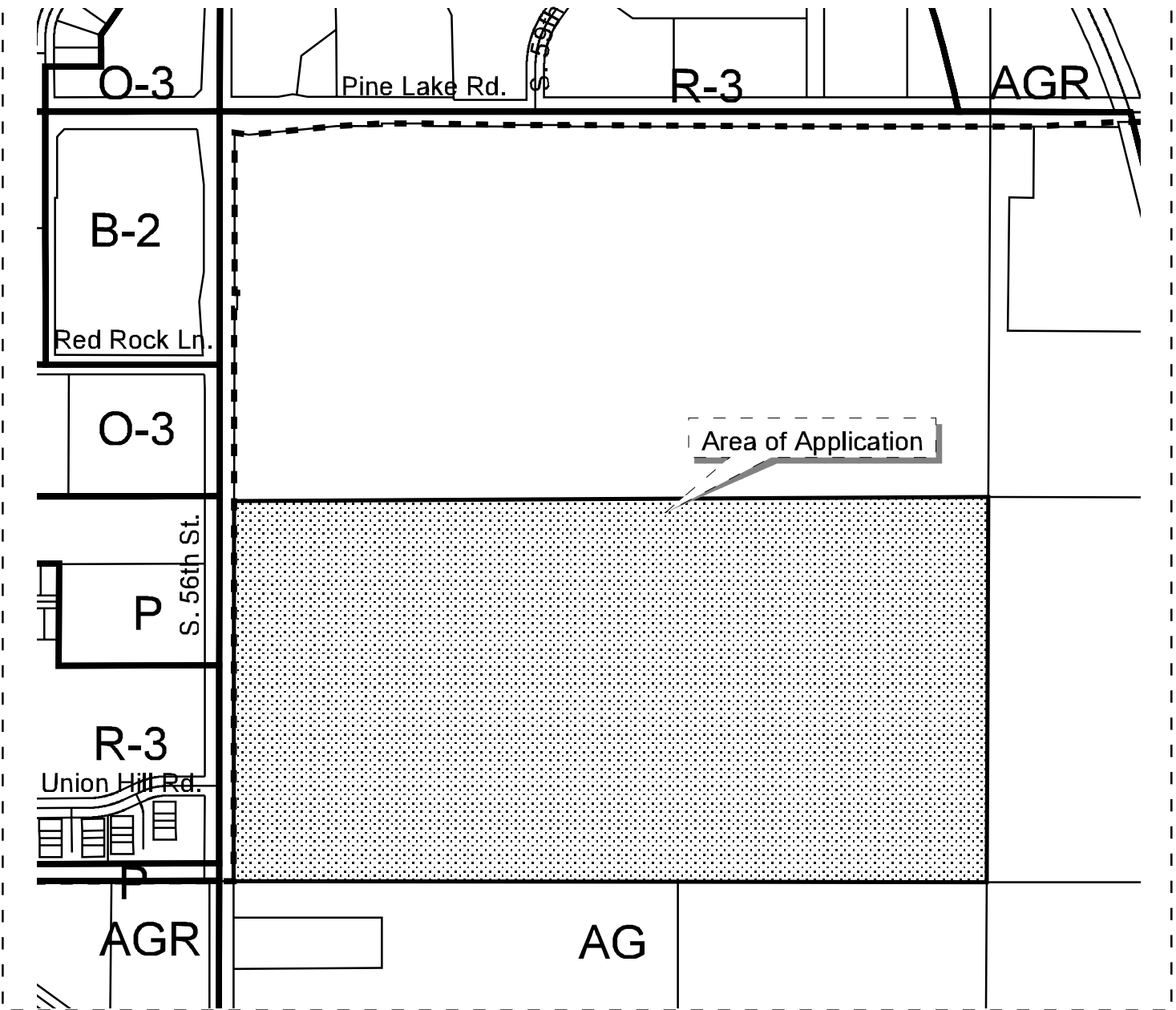


**Preliminary Plat #01015
Thompson Creek
S. 56th & Pine Lake Rd.**



Photograph Date: 1999

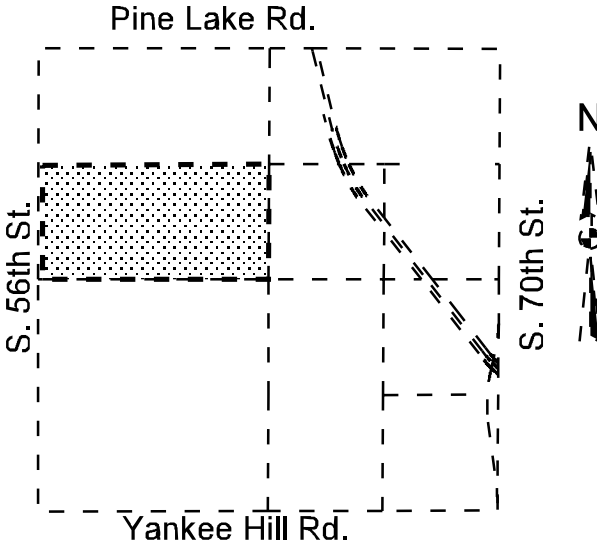
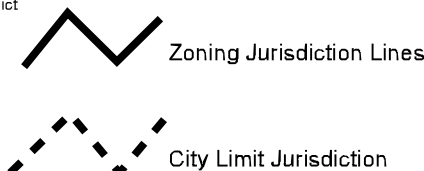
Lincoln City - Lancaster County Planning Dept.

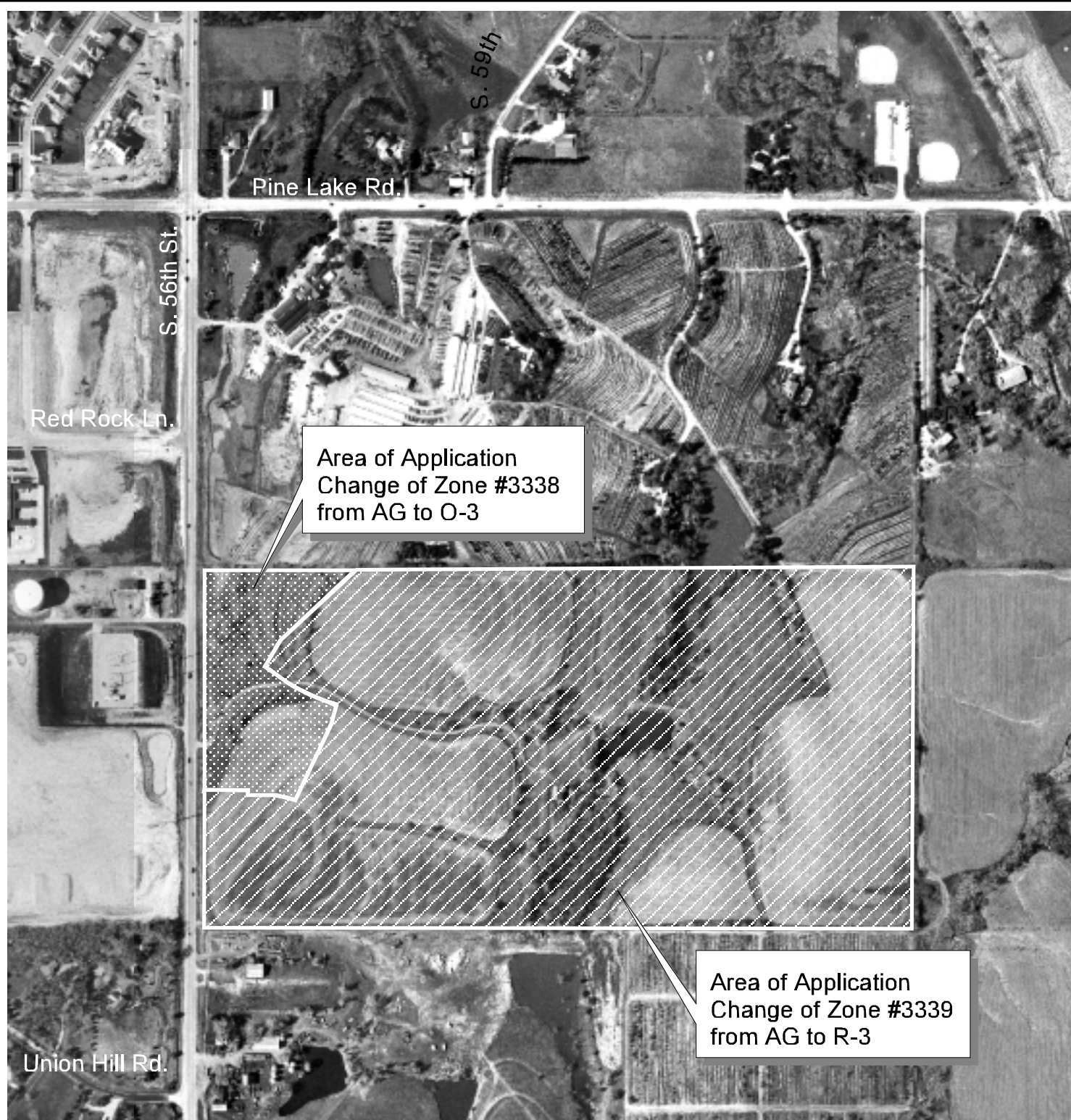


Preliminary Plat #01015
Thompson Creek
S. 56th & Pine Lake Rd.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

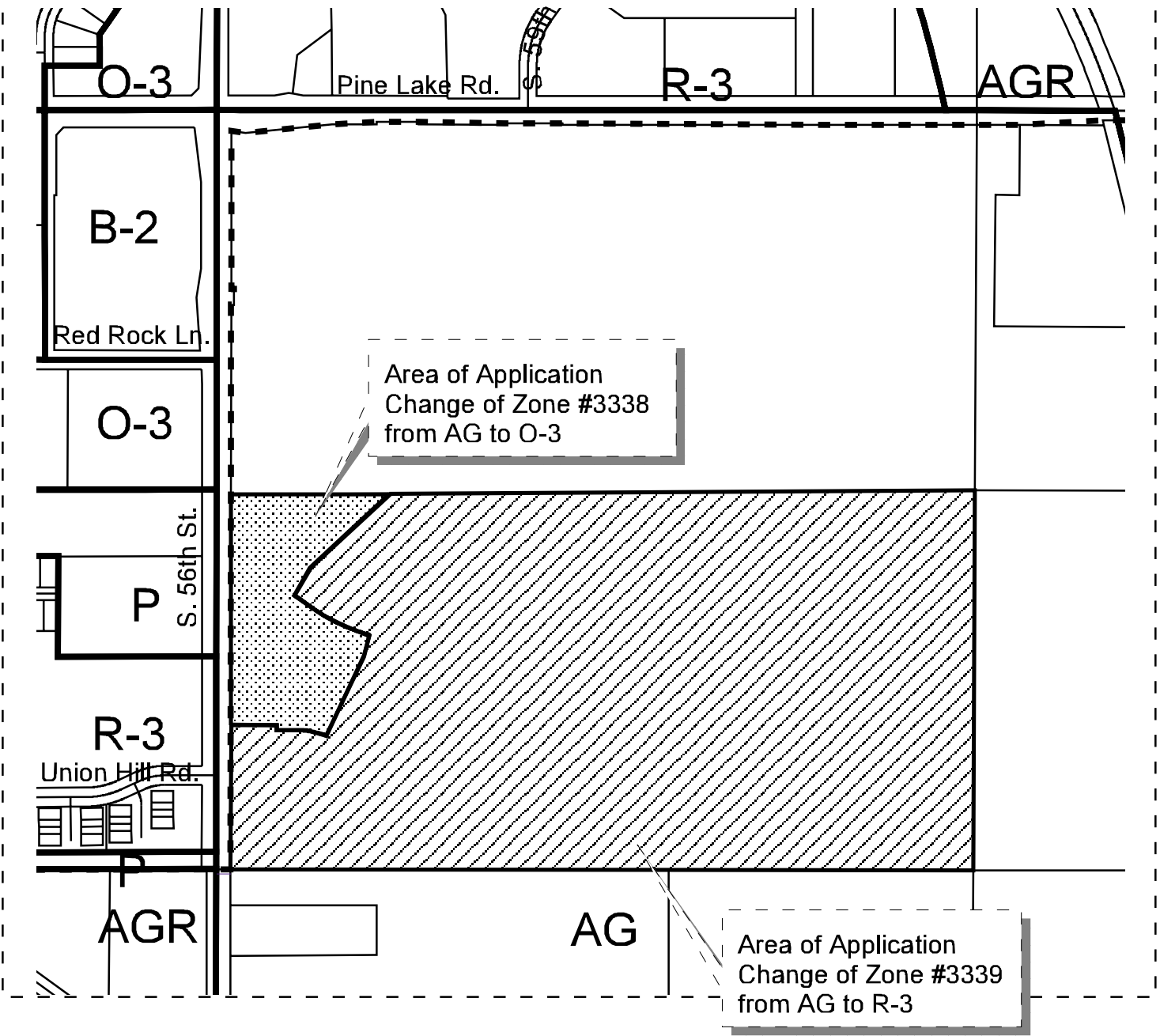
One Square Mile
 Sec. 21 T9N R7E





Change of Zone #3338
Change of Zone #3339
Thompson Creek
S. 56th & Pine Lake Rd.

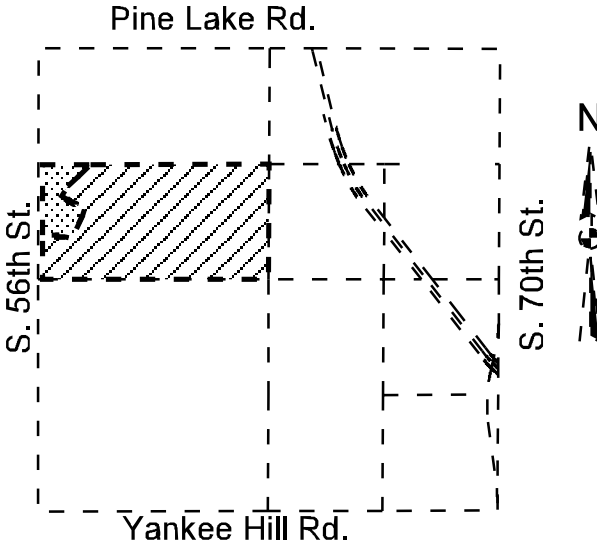
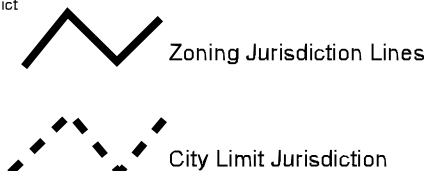


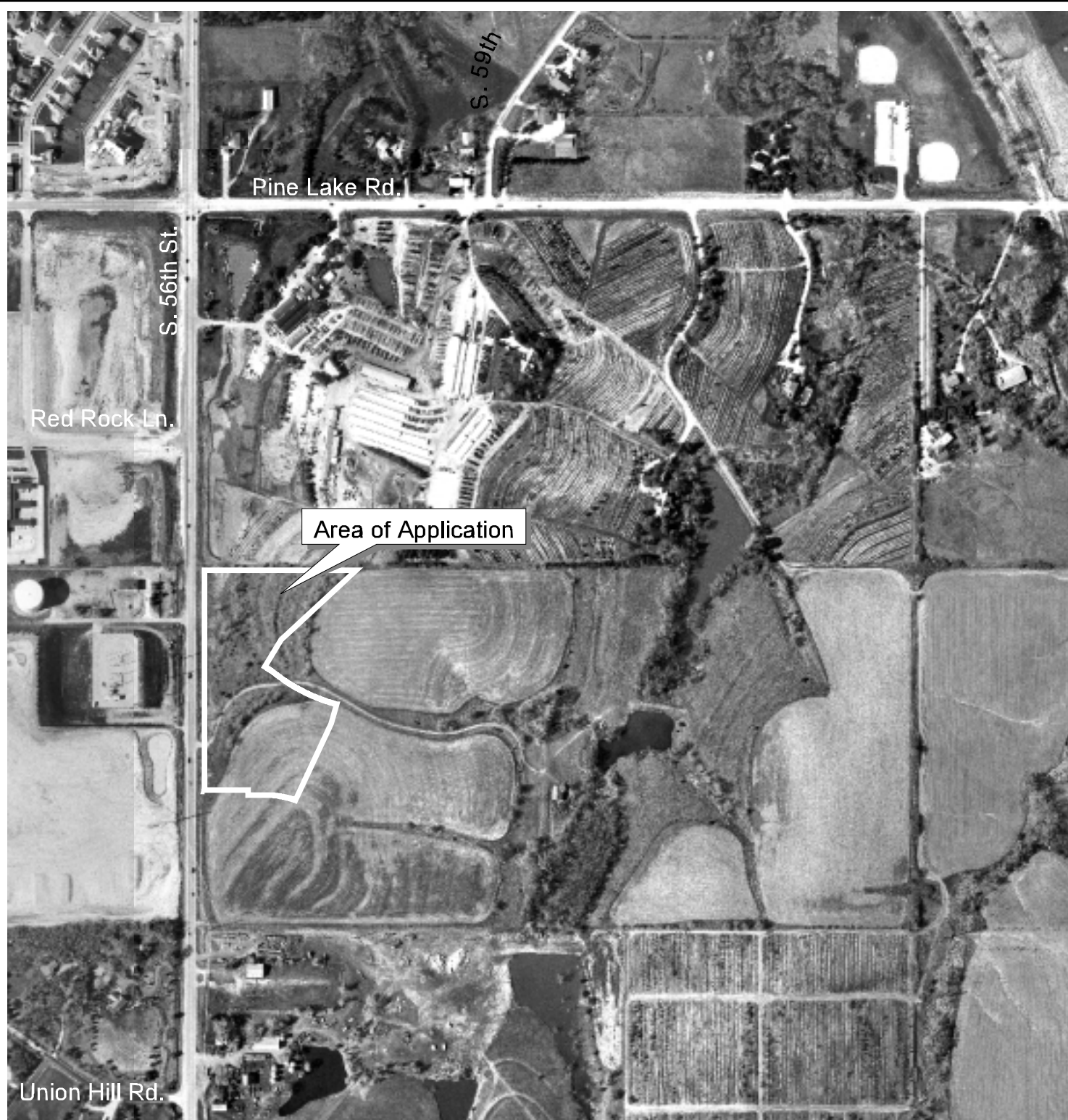


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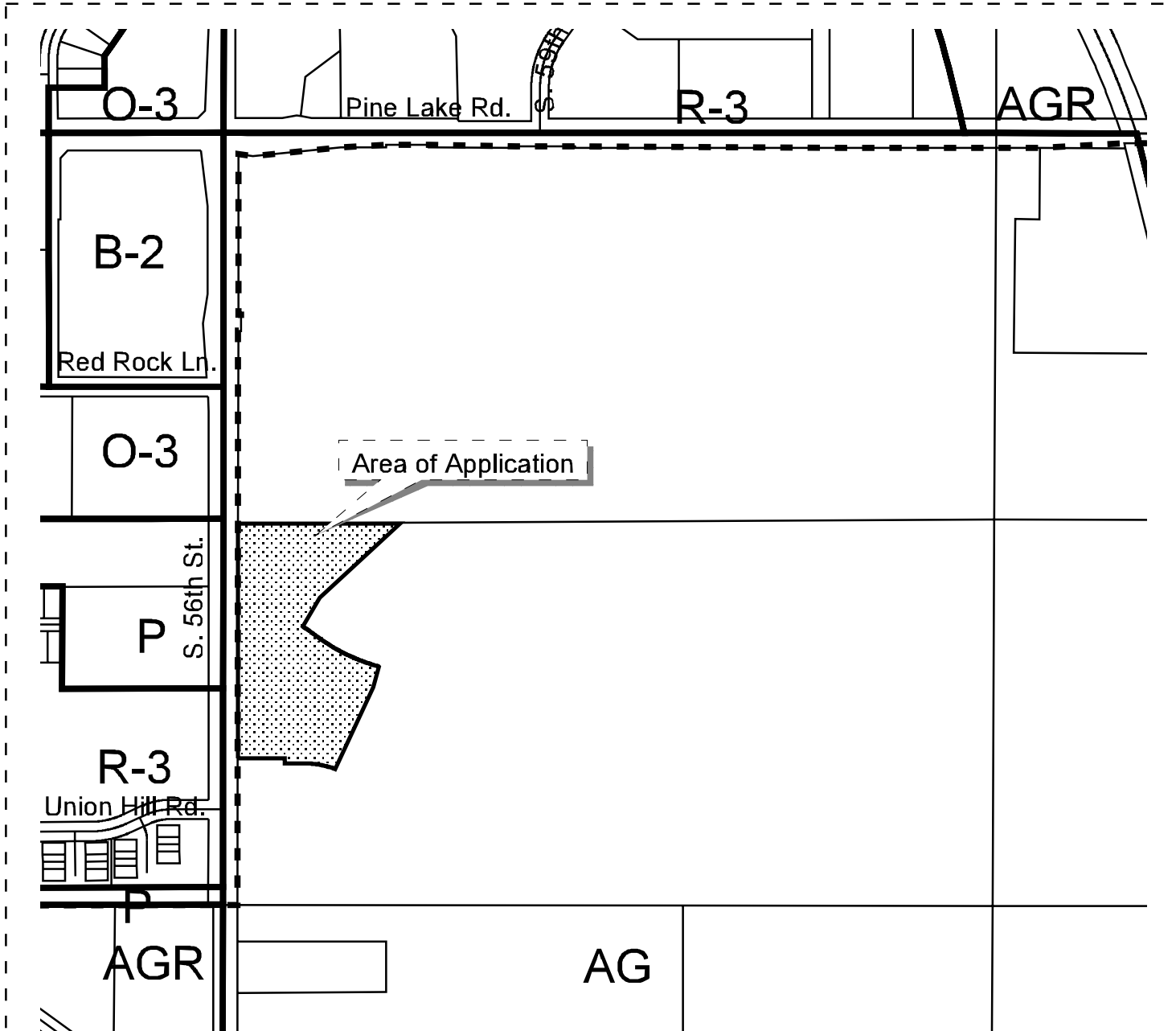
One Square Mile
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Use Permit #141
Thompson Creek
S. 56th & Pine Lake Rd.



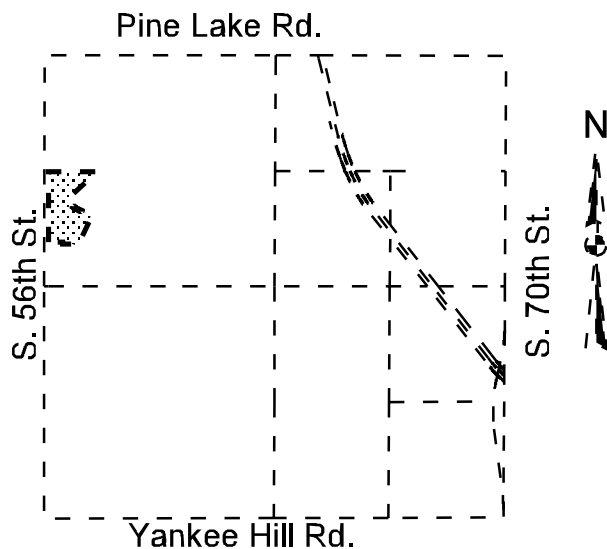
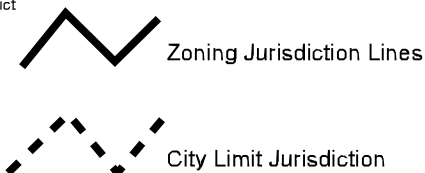


Use Permit #141 **Thompson Creek** **S. 56th & Pine Lake Rd.**

Zoning:

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AG	Agricultural District
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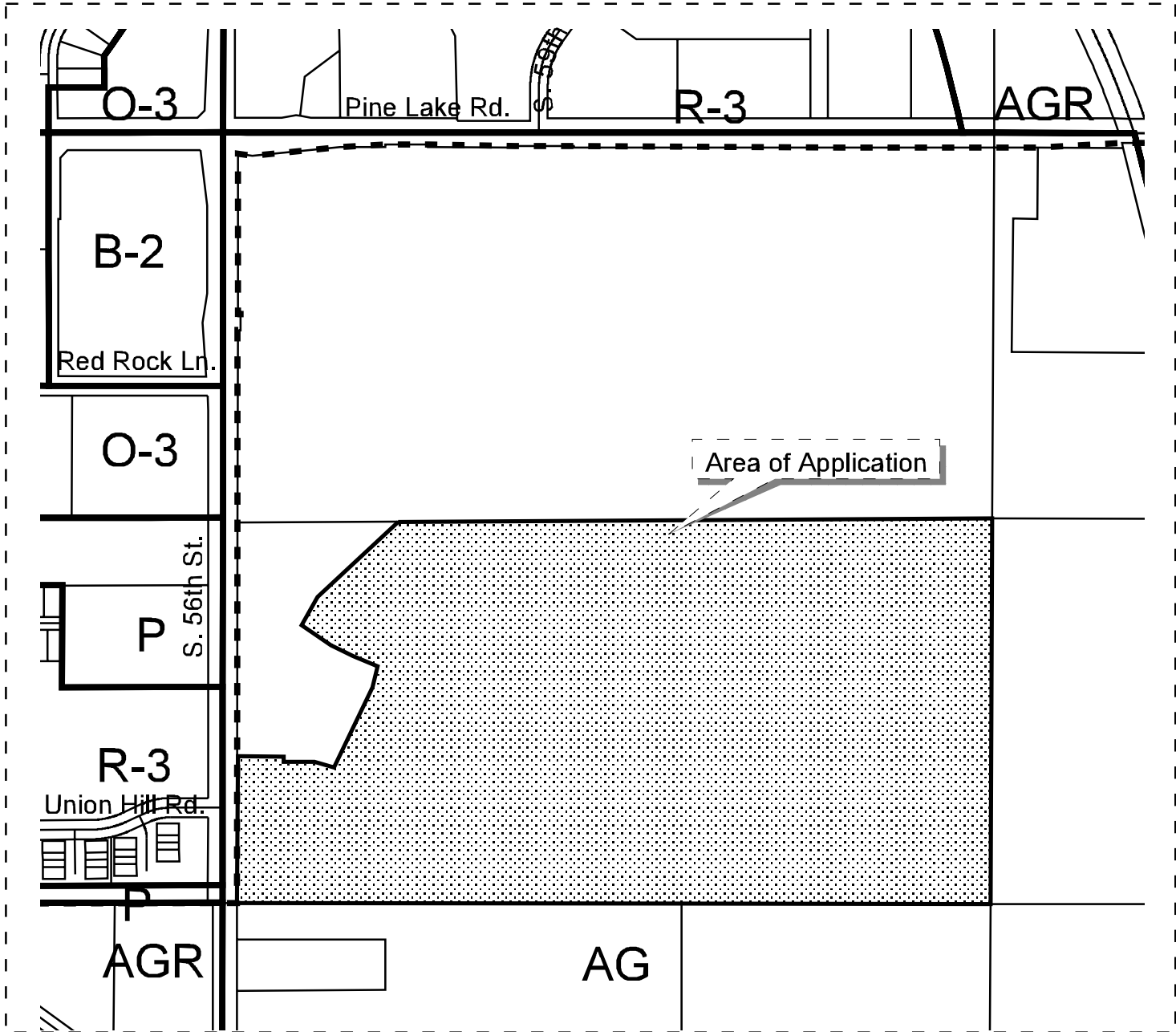
One Square Mile
 Sec. 21 T9N R7E





Special Permit #1930
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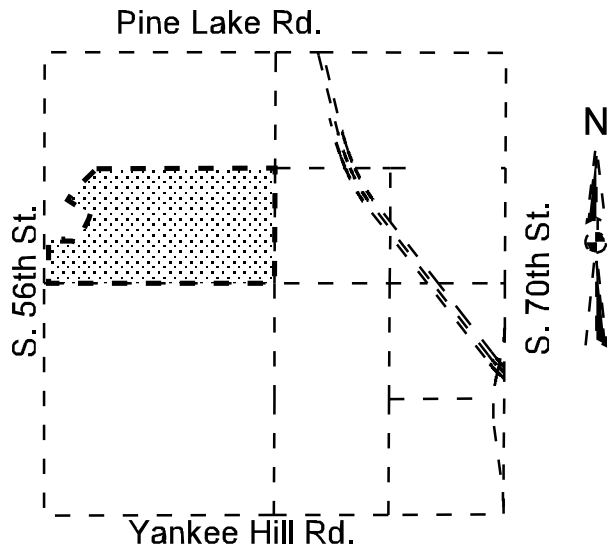
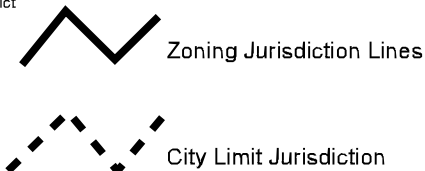


Special Permit #1930
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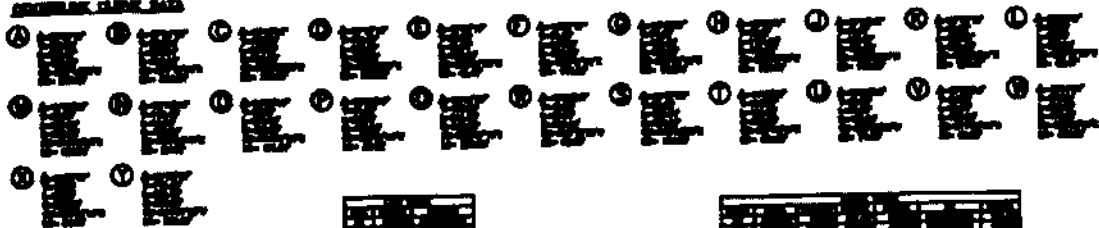
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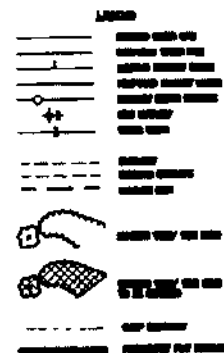
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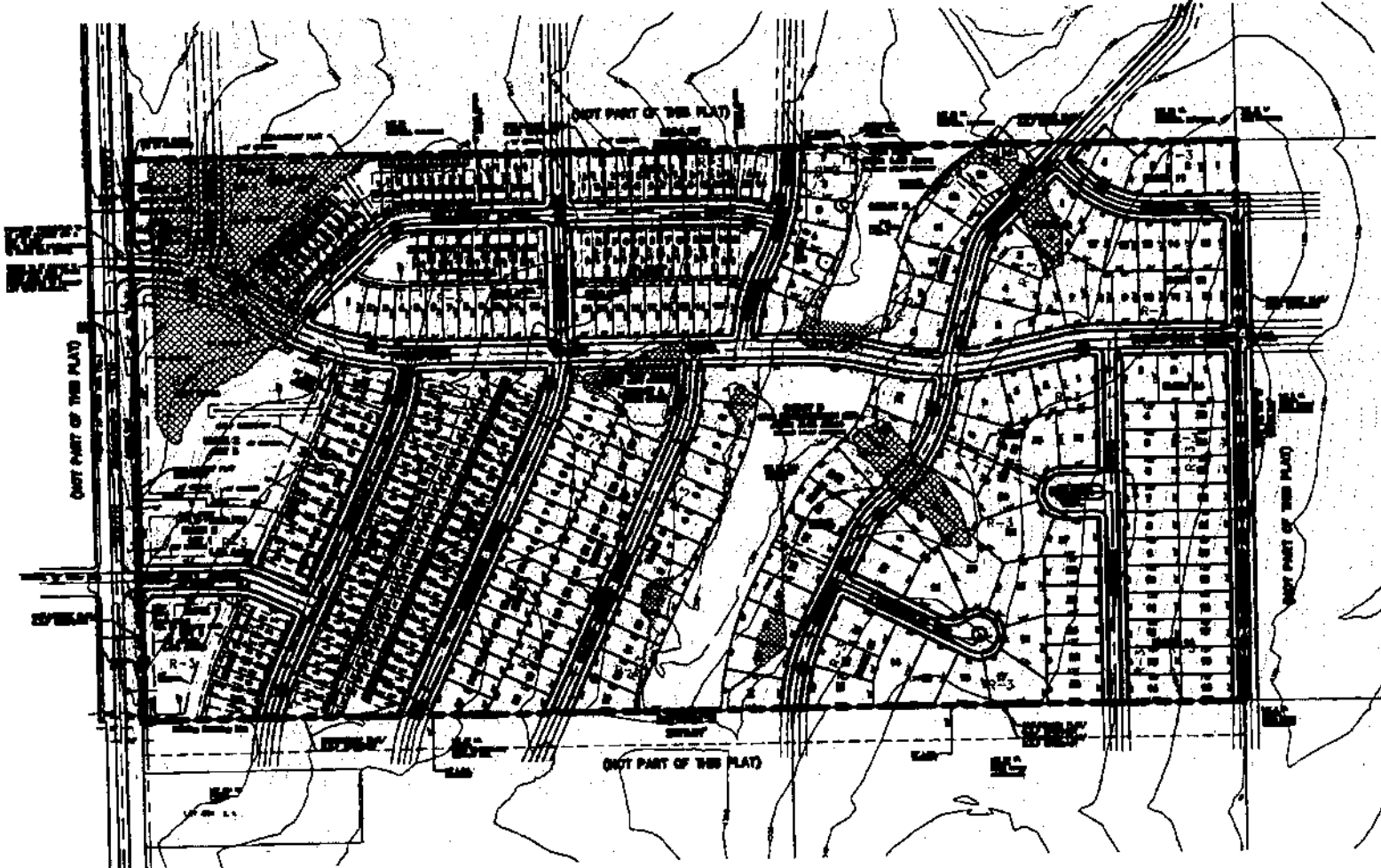
THOMPSON CREEK, ILL.



THOMPSON CREEK **PRELIMINARY PLAT & C.U.P**



BENCHMARK
 'ELEVATION 500.00'
 'ELEVATION 500.00'



EDC

Preliminary Plat CLIP

THOMPSON CREEK

SITE PLAN

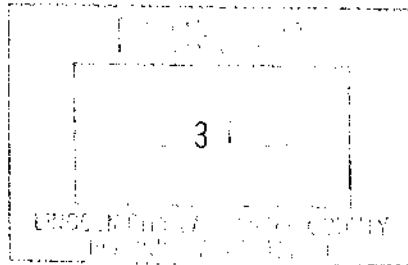
Clark, Illinois

M e m o r a n d u m

To: Jason Reynolds, Planning
From: Dennis Bartels, Engineering Services
Subject: Thompson Creek Preliminary Plat, Special Permit, Use Permit and Annexation

Date: December 28, 2001

cc: Nicole Fleck-Tooze
Roger Figard
Allan Abbott
Mark Palmer
Gary Brandt
Nick McElvain



Engineering Services has reviewed Thompson Creek located east of 56th Street south of Pine Lake Road and has the following comments:

1. Water - The proposed water system is satisfactory to serve this plat. This includes construction of a 24" water main in 56th Street not included in the city's current C.I.P.
2. Sanitary Sewer - The proposed sanitary sewer proposed does not meet maximum depth design standards. The location in Thompson Creek Boulevard between Cimarron Drive and Chinock Drive is satisfactory because of the drainage area that is being crossed over by the street.

The exception to design standards for allowing sewer depths up to 22 feet is unacceptable. This plat is in a Phase III Comprehensive Plan development area. An outlet sewer is not available in the drainage basin immediately downstream. Constructing sanitary sewer to substandard depths because the downstream property has not constructed sewer thru a Phase III area is not sufficient justification to build an excessively deep sewer. The development of the western portion of this plat should not happen until an outlet sewer is constructed in the natural drainage basin.

The plans show building an outlet sewer from this plat north to the existing trunk sewer at Pine Lake Road. the construction of this outlet sewer is satisfactory to Public Works. This sewer serves property shown as Phase III development in the Comprehensive Plan.

3. Drainage and Grading - The grading plan shows lots adjacent to Detention Cell 1 being flooded by the 100 year ponding elevation. This is unsatisfactory.

The engineer's letter states that bottom treatment of the open ditches is not necessary because of the permanent pools in the detention areas. I disagree. Treatment is necessary in areas not covered by the permanent pool.

The calculations to show that the flows will match the Beals Slough master plan after development has not been provided.

4. Street System - Public Works objects to the 90 degree right angle parking shown along Billings Drive. Right-of-way is needed beyond the parking to accommodate sidewalks and street trees. Right angle parking, especially in the location close to the horizontal curve in Billings Drive, are potential accident problems. Sight distance is poor exiting right angle stalls and is compounded by the horizontal curve. It appears the parking is to serve commercial uses in the dwelling units. On street parking cannot be counted in meeting parking requirements for zoning purposes.

Thompson Creek Boulevard is shown to be 39' wide, the full length of the plat. Thompson Creek will likely have speeding problems because of its long length and relatively straight alignment. I recommend it be narrowed east of Greycliff Drive. Because of the street design, with Union Hill Road being the full access intersection, Greycliff Drive may carry commercial traffic needing to turn left at 56th Street. No specific traffic information has been provided concerning traffic generation and expected turning movements.

The paving of South 56th Street needs to be addressed in an annexation agreement. The City presently has no projects identified to provide urban paving in 56th Street at this location. The 56th Street paving needs to provide turn lanes at the intersections whether permanent or temporary paving is provided. The left turn in, right turn in, and right turn out only at 56th Street and Thompson Creek is satisfactory to Public Works.

The Chinock Drive, Thompson Creek intersection grades are satisfactory to Public Works.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design consideration including, but not limited to, location of water main bends around curved and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



Memo

To: Jason Reynolds, Planning Department

From: Mark Canney, Parks & Recreation *MCC*

Date: December 10, 2001

Re: Thompson Creek SP 1930 /UP #141/Annexation 01007

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. The street tree for S. 56th Street should be revised to 'Flame' Amur Maple (*Acer ginnala* 'Flame').
2. Colocate neighborhood park with new school between 56th & 70th Streets on the north side of Yankee Hill Road.
3. Outlot areas, outlot park, traffic circles, and medians are to be maintained by the developer and/or future home owners association.
4. A detailed plan of the playground space, if implemented, needs to be provided including correct scale for review of safety issues.
5. Bioengineering approach should be applied to all outlot areas for purposes of channel stabilization and indicated on plan.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.



INTER-DEPARTMENT COMMUNICATION

DATE December 7, 2001

TO Jason Reynolds, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #72S-59E

Attached is the Preliminary Plat and Use Permit for Thompson Creek.

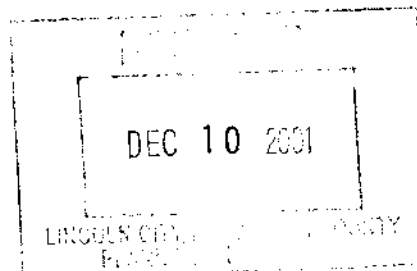
In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.



ST/ss
Attachment
c: Terry Wiebke
Easement File ✓



Rodger P Harris

12/19/2001 01:06 PM

To: Jason W Reynolds/Notes@Notes

cc: Chuck A Zimmerman/Notes@Notes

Subject: Revised Thompson Creek, SP 1930 (CUP) & UP 141.

We have reviewed the above referenced development and have the following comments to offer:

- 1. The revised plan sheets did not include the sheet with the revised general notes. If the notes are revised per the engineer's response, and any setbacks are permitted only if the Building and Life Safety Codes are satisfied, then we would have no objections.**
- 2. The building envelopes for multiple dwellings and office buildings must be dimensioned and located by dimension.**



Dennis L Roth

To: JReynolds@ci.lincoln.ne.us

12/05/2001 01:35 PM

cc:
Subject: RE: Thompson Creek

PROJ NAME: Thompson Creek
PROJ NMBR: PP01015, SP1930, UP141
PROJ DATE: 113001
PLANNER: Jason Reynolds

Finding NO duplicate/similar names in our geobase for the street name proposed in this project, other than Union Hill Rd which appears to be an extension of an existing street.

Garrison Dr might be a little close to Gunnison but the block ranges are far enough apart and hopefully no one will cruise up and down Trego Dr, looking for Trego Park, which is actually located at 22nd St and T St.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

streets: Billings Dr, Bonner Dr, Chinook Dr, Cimarron Dr, Eureka Dr, Garrison Dr, Greycliffe Dr,
Monarch Cir, Red Cliff Cir, Thompson Creek Blvd, Trego Dr, Union Hill Rd, S 56th St & S
63rd St



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: Jason Reynolds <JReynolds@ci.lincoln.ne.us>
cc:
Subject: Thompson Creek

12/04/2001 02:18 PM

Jason,

The Lincoln Police Department has an objection to the name "Red Cliff Circle". Lincoln currently has the following streets that begin with "Red": Red Deer Cr, Red Rock Ln, Red Tail Cr, Redoak Ct, Redoak Rd, Redwood Dr, Redwood Ln.

In emergency situations callers to 911 usually are confused and can only remember the first part of a streets name. There is no reason to add more confusion to emergency situations. This will cause confusion in emergency situations and could cause serious delays in emergency response situations for emergency personnel. We feel that the street name "Red Cliff Circle" will cause unneeded confusion that could be avoided.

The street name is the only objection the Lincoln Police Department has with the Thompson Creek plan.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department



November 27, 2001

630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

Jason Reynolds
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508

Re: Thompson Creek – Re-submittal for
Preliminary Plat/CUP/Use Permit
EDC Job # 01-024

Dear Jason:

Enclosed, please find the following documents for the above-mentioned project. This is a re-submittal for the Preliminary Plat, Conditional Use Permit (CUP), Annexation, Use Permit and Change of Zone from AG to R-3 and O-3 for Thompson Creek.

PRELIMINARY PLAT/CUP

1. 6 copies of the Cover Sheet, dated 11/26/01
2. 12 copies of the Site Plan, dated 11/26/01
3. 8 copies of the Grading/Drainage Plan, dated 11/26/01
4. 6 copies of the Drainage Calculation Sheet, dated 11/26/01
5. 6 copies of the Street Profiles (2 sheets), dated 11/26/01
6. 6 copies of the Utility Plan, dated 11/26/01
7. 6 copies of the Outfall Sanitary Sewer Plan, dated 11/26/01
8. 6 copies of the Landscape Plan, dated 11/26/01
9. 6 copies of the Landscape/Detailed Site Plan, dated 11/26/01
10. 6 copies of the Alley Paving Plans, dated 11/26/01
11. 1 copy 8 1/2" x 11" Site Plan Reduction

USE PERMIT

1. 6 copies of the Cover Sheet, dated 11/26/01
2. 12 copies of the Site Plan, dated 11/26/01
3. 8 copies of the Grading Drainage Plan, dated 11/26/01
4. 6 copies of the Landscape Plan, dated 11/26/01
5. 1 copy 8 1/2" x 11" Site Plan Reduction

We are requesting the following waivers to the design standards:

Lot Width to Depth Ratios:

Block 1, Lots 1 through 8, Block 2, Lots 3 through 14, Block 3, Lots 2 through 26, Block 4, Lots 1 through 40, Block 5, Lots 1 through 47, Block 6, Lots 1, 2 and 19, and Block 7, Lots 1 through 13. These lots are proposed as townhomes, rowhouse units and single family patio homes.

Lot Area:

Block 1 Lots 1 through 7, Block 3 Lots 2 through 25, Block 4 Lots 19 and 22, Block 5 Lots 1 through 47, Block 6 Lots 2 through 19.

Intersection Platforms:

- Intersection of Thompson Creek Blvd at Chinook Drive
- Billings Drive at Garrison Drive

These waivers are requested to minimize cut/fill depths and land form changes due to existing topography and amount of relief across the site.

Non-Radial or Perpendicular Side Lot Lines:

- Lot 6, Block 12; due to street layout (west line of Lot 6 non-perpendicular)
- Lots 12 through 17, Block 3; based on development of these lots as units of a rowhouse building and the street configuration these lot lines would be non-perpendicular.

Yard Set Backs:

As shown on the drawings.

Sanitary Sewer:

We request a waiver (exception) to the design standards to service the area west of the natural ridgeline and to allow for sewers deeper than 15 feet. The area west of the ridgeline drains north along South 56th Street and is a sub-basin of the Beal Slough trunk sewer. Sewer currently is not available along South 56th to service this area. The proposed internal sewer system and proposed outfall sewer including the Beal Slough sewer extension is capable of handling the flows from this area.

Please contact me if you have any questions or require additional information.

Sincerely,



Robert L. Dean
Principal

RLD/kle

Enclosures

cc: Robert D. Hampton

JAN 11 2002



630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

January 10, 2002

Jason Reynolds
Planning Department
County-City Building
555 So. 10th Street
Lincoln, NE 68508

Re: Thompson Creek
Preliminary Plat/CUP/Use Permit
EDC Job # 01-014

Dear Jason:

In accordance with our telephone conversation on January 9, 2002, we request that the following additional waivers be granted for Thompson Creek (Preliminary Plat #01015, Special Permit #1930, Use Permit #141).

1. Waiver of open space requirements for residential units within the O-3 Zoning District.
2. Waiver of parking requirements for Live/Work units within the O-3 Zoning District.
3. Waiver of height requirements for the multi-family units in Lot 1, Block 2 and Lot 9, Block 1. Reference EDC letter regarding "Thompson Creek Re-submittal for Preliminary Plat/CUP/Use Permit", CUP/Use Permit item #16.

In addition, we request that an additional 40 unassigned units be added to the development to provide flexibility for possible future changes in land use. This would increase the total unit count to 352. The maximum number of dwelling units allowed under the CUP is 469.

If you have any questions regarding the above please contact me at 464-4011.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Dean", written over a horizontal line.

Robert L. Dean
Principal

RLD/kle

cc: Robert D. Hampton
Mark Hunzeker